

056.A

0006

0010.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:
USE VALUE:
ASSESSED:Total Card / Total Parcel
249,900 / 249,900

249,900 / 249,900

249,900 / 249,900

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 6 | | OLD COLONY LN, ARLINGTON |

OWNERSHIP

Unit #: 10

| | |
|----------|--------------------------------|
| Owner 1: | OLD COLONY REALTY PARTNERS LLC |
| Owner 2: | |
| Owner 3: | |

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | R5 | APTS LOW | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | 0 | 0. | 0.00 | 6039 | | | | | | | | | | | | | | | | | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 249,900 | | | 249,900 | | 150428 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/10/17 |

Total Card / Total Parcel
249,900 / 249,900
249,900 / 249,900
249,900 / 249,900

**USER DEFINED**

| | |
|----------------|----------|
| Prior Id # 1: | 150428 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date | Time |
| 12/10/20 | 19:42:25 |
| PRINT | |
| LAST REV | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

Parcel ID 056.A-0006-0010.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 102 | FV | 242,800 | 0 | . | . | 242,800 | 242,800 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 223,500 | 0 | . | . | 223,500 | 223,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 184,800 | 0 | . | . | 184,800 | 184,800 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 171,900 | 0 | . | . | 171,900 | 171,900 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 171,900 | 0 | . | . | 171,900 | 171,900 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 162,000 | 0 | . | . | 162,000 | 162,000 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 155,700 | 0 | . | . | 155,700 | 155,700 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 155,700 | 0 | . | . | 155,700 | 155,700 | | 12/13/2012 |

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|----------|------------|------------|----|-----|-------|-------|
| CARR DAVID WEX | 61727-310 | | 5/2/2013 | Mult Lots | 20,035,000 | No | No | | |
| WILFERT DAVID P | 61727-302 | | 5/2/2013 | Mult Lots | 100 | No | No | | |
| KATZ DONALD | 29872-471 | | 3/3/1999 | Intra-Corp | 68,913 | No | No | L | |

BUILDING PERMITS**ACTIVITY INFORMATION**

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|---------|--------|-----|------------|----------|------------|---------|
| 10/10/2017 | | | | | | | | |
| 5/6/2000 | | | | | | | | |

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

| | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|--------------|-----|------------------------------------|---------------|---------|---------|-------------------------|------------|--------------|--------|----------------------|------------------------|--------------|------------|--|--------------|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | |
| Type: | 7 - Condo Garden | | | Full Bath: | 1 | Rating: | Average | Building Number 5. | | | | | | | | | | | | | |
| Sty Ht: | 1 - 1 Story | | | A Bath: | | Rating: | | | | | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | | Rating: | | | | | | | | | | | | | | | |
| Foundation: | 3 - BrickorStone | | | A 3QBth: | | Rating: | | | | | | | | | | | | | | | |
| Frame: | 2 - Steel | | | 1/2 Bath: | 0 | Rating: | Average | | | | | | | | | | | | | | |
| Prime Wall: | 7 - Brick | | | A HBth: | | Rating: | | | | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | | | | | |
| Roof Struct: | 2 - Hip | | | OTHER FEATURES | | | | | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 1 | Rating: | Average | | | | | | | | | | | | | | |
| Color: | BRICK | | | A Kits: | | Rating: | | | | | | | | | | | | | | | |
| View / Desir: | N - NONE | | | Fapl: | 0 | Rating: | Average | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | | | | | |
| Grade: | C - Average | | | CONDOS INFORMATION | | | | | | | | | | | | | | | | | |
| Year Blt: | 1965 | Eff Yr Blt: | | Location: | F - Front | | | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | | | | |
| Jurisdict: | | Fact: | . | Floor: | 3 - 3rd Floor | | | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | 0.552500010 | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | 24 - 6039 | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | | | | | |
| Avg Ht/FL: | STD | | | Phys Cond: | AV - Average | 30. | % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | | | |
| Prim Int Wall: | 2 - Plaster | | | Functional: | | | % | Interior: | | 1 | 4 | 2 | 0 | | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | | % | Additions: | | | | | | | | | | | | | |
| Partition: | T - Typical | | | Special: | | | % | Kitchen: | | | | | | | | | | | | | |
| Prim Floors: | 4 - Carpet | | | Override: | | | % | Baths: | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 30.6 | % | | Plumbing: | | | | | | | | | | | | | |
| Bsmnt Flr: | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 320.00 | | | Heating: | | | | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: | 1.32191777 | | | General: | | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 1.06018400 | | | COMPARABLE SALES | | | | SUB AREA | | | | | | | | | |
| Insulation: | 2 - Typical | | | Adj \$ / SQ: | 448.472 | | | Rate | Parcel ID | Typ | Date | Sale Price | SUB AREA DETAIL | | | | | | | | |
| Int vs Ext: | S | | | Other Features: | 32756 | | | | | | | | Code | Description | Area - SQ | Rate - AV | Undepr Value | | | | |
| Heat Fuel: | 3 - Electric | | | Grade Factor: | 1.00 | | | | | | | | GLA | Gross Liv Ar | 730 | 448.470 | 327,385 | | | | |
| Heat Type: | 6 - Elec Base/B | | | NBHD Inf: | 1.00000000 | | | | | | | | Sub Area | % Usbl | Descrip | % Type | # Ten | | | | |
| # Heat Sys: | 1 | | | NBHD Mod: | | | | | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | 100 | LUC Factor: | 1.00 | | | | | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | NO | Adj Total: | 360140 | | | | | | | | | | | | | | | | |
| % Com Wall: | | % Sprinkled: | | Depreciation: | 110203 | | | Juris. Factor: | | Before Depr: | 448.47 | | | | | | | | | | |
| | | | | Deprecated Total: | 249937 | | | Special Features: | 0 | Val/Su Net: | 342.33 | | | | | | | | | | |
| | | | | | | | | Final Total: | 249900 | Val/Su SzAd: | 342.33 | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | | | | | | | | | | | | | | |
| Make: | | | | | | | | | | | | | | | | | | | | | |
| Model: | | | | | | | | | | | | | | | | | | | | | |
| Serial #: | | | | | | | | | | | | | | | | | | | | | |
| Year: | | | | | | | | | | | | | | | | | | | | | |
| Color: | | | | | | | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 056.A-0006-0010.0 | | | | | | | | | | | | IMAGE | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | AssessPro Patriot Properties, Inc | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | |